

**131 TOSCA DRIVE  
STOUGHTON, MA**

**FOR LEASE**



**FOR MORE INFORMATION CONTACT:**

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

**DEAN BLACKEY**  
[DBLACKEY@RWHOLMES.COM](mailto:DBLACKEY@RWHOLMES.COM)  
(508) 651-9019

**ELIZABETH HOLMES**  
[EHOLMES@RWHOLMES.COM](mailto:EHOLMES@RWHOLMES.COM)  
(508) 655-5029

**MIKE FAHY**  
[MFAHY@RWHOLMES.COM](mailto:MFAHY@RWHOLMES.COM)  
(508) 907-6728



## 131 TOSCA DRIVE

**BUILDING SIZE** 31,309 SF

**LAND AREA** 0.97 Acres

**YEAR BUILT** 1971

**CONSTRUCTION** Concrete Block

**PARKING** 31 Spots

**ZONING** Industrial

**WATER & SEWER** Town of Stoughton

**HVAC** Heat in warehouse.  
Heat and AC in office.

**CAM** \$1.50/SF

**INSURANCE** \$0.19/SF

**RE TAXES** \$1.12/SF

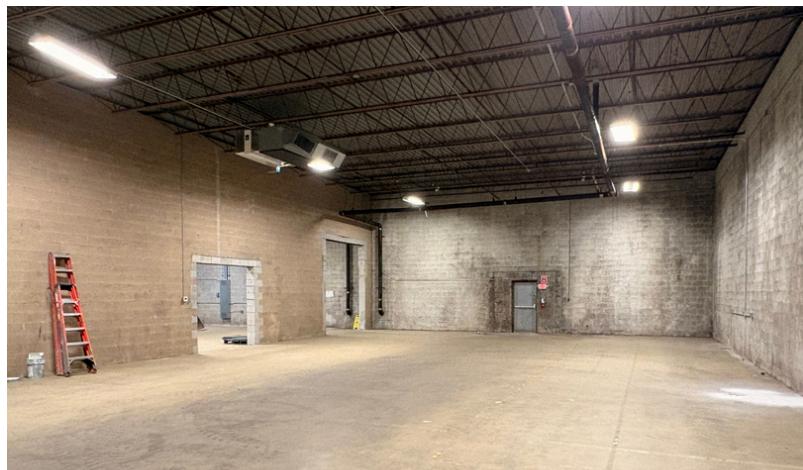
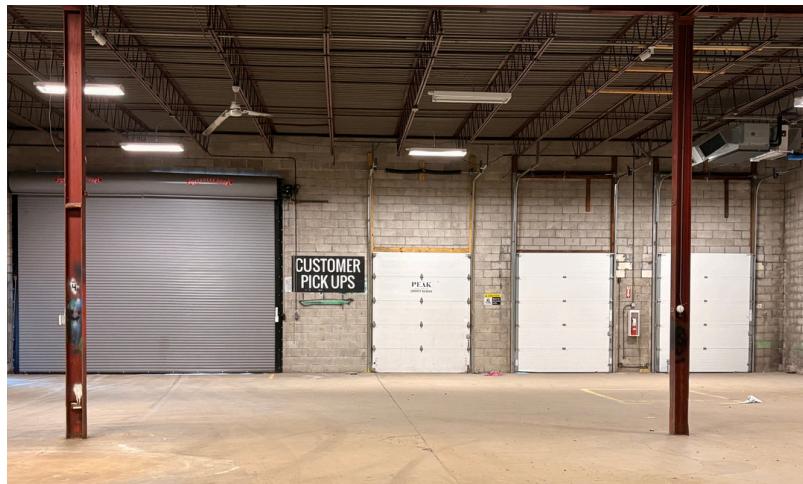
**ESTIMATED TOTAL** \$2.81/SF

**CLEAR HEIGHT** 17' 8"

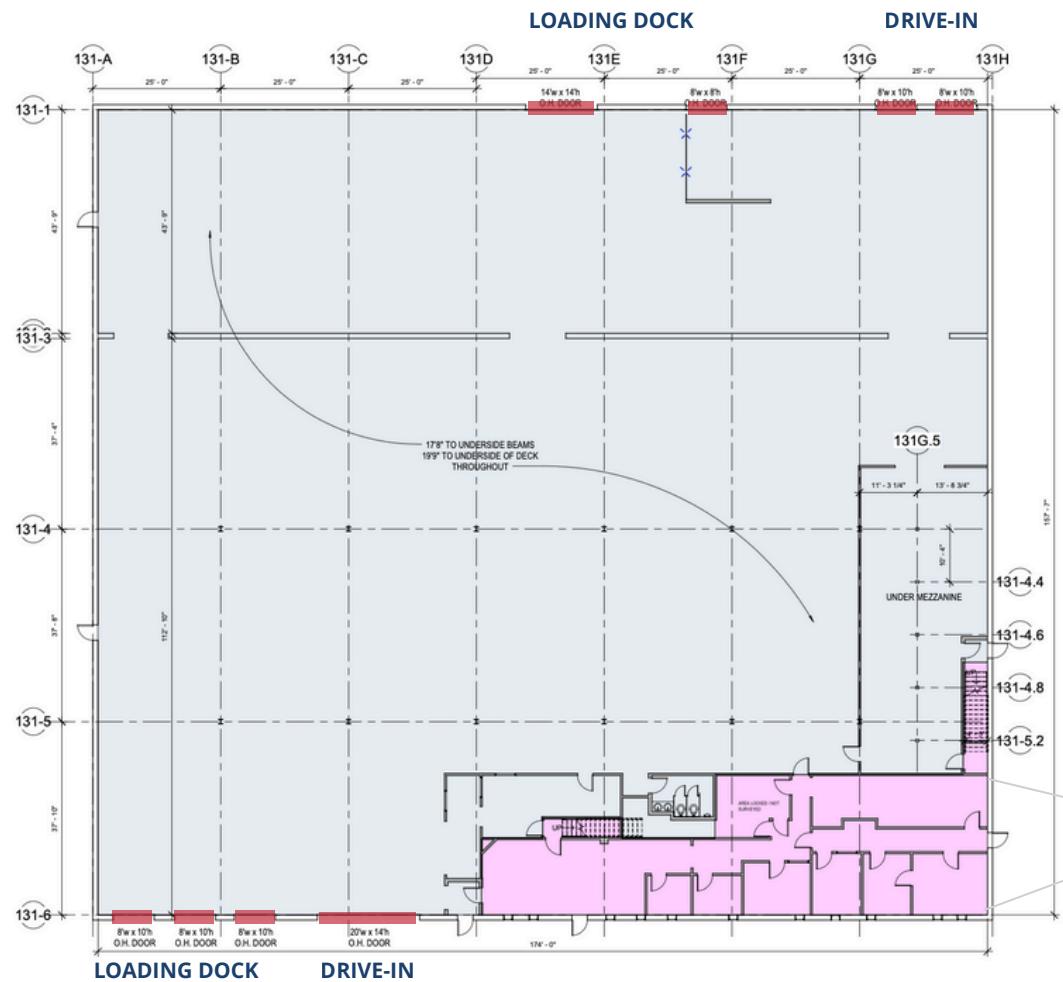
**LOADING** 5 Loading Docks  
3 Drive in Doors

**POWER** 800 AMP  
208V

**RENTAL RATE** \$13/SF NNN



# FLOOR PLAN



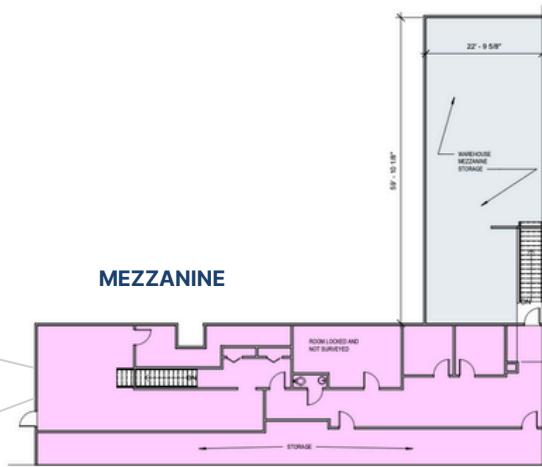
**31,309 SF**

**4,930 SF OFFICE**

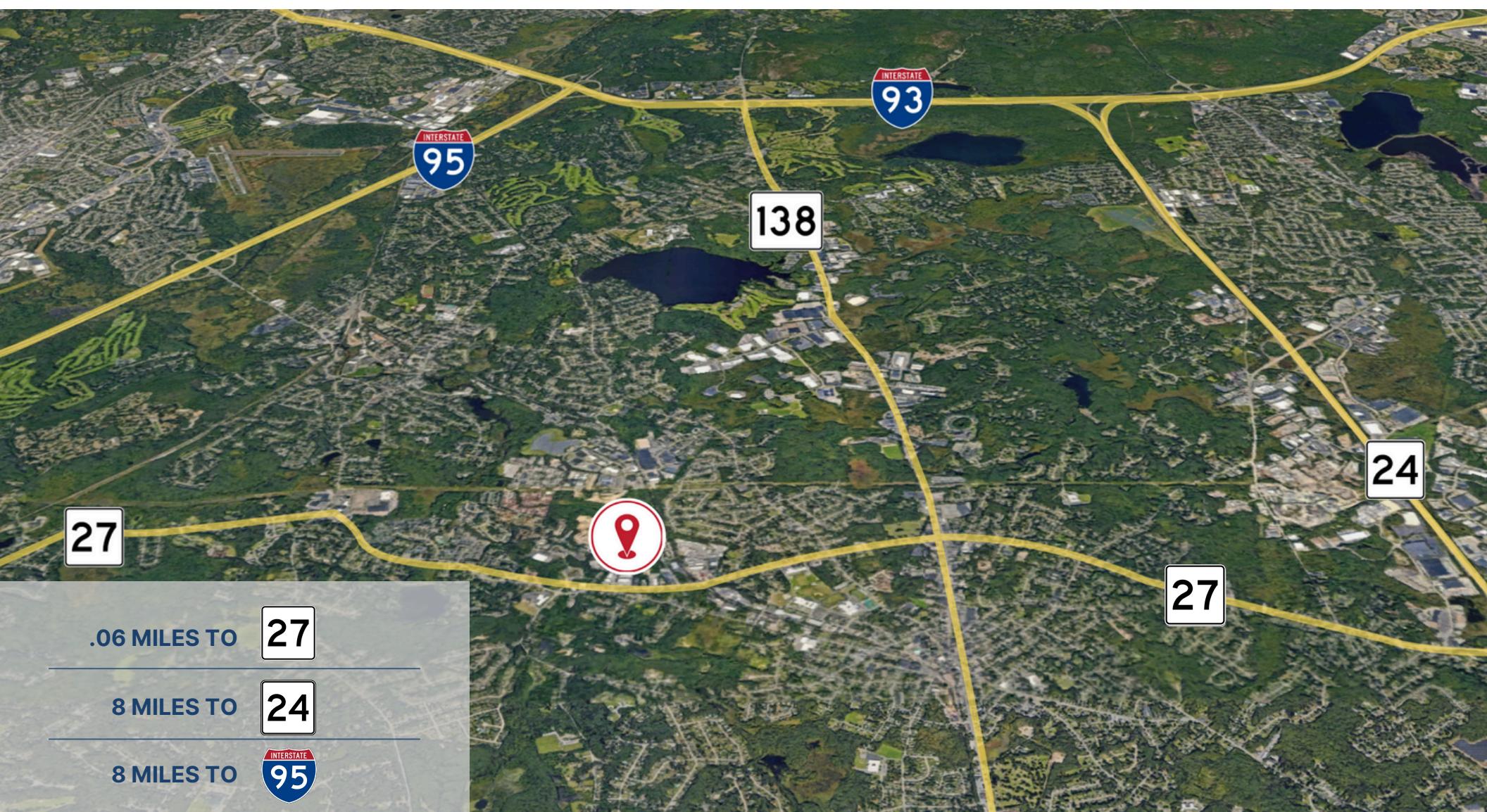
**26,379 SF WAREHOUSE**

**AVAILABLE**

- 5 LOADING DOCKS
- 3 DRIVE-INS
- FULL BUILDING OPPORTUNITY



## LOCATION & ACCESS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.